CAWNPORE IMPROVEMENT TRUST

REPORT OF THE

OPERATIONS OF THE TRUST

For the period 1st April, 1934 to 31st March, 1935.

The Star Press,—Cawnpore.

CAWNPORE IMPROVEMENT TRUST.

LIST OF TRUSTEES.

	Date of appointment	Date of relinquishment of appointment	Remarks
Mr. E. M. Souter, C.I.E.	27-2-1931 Reappointed 27-2-1932 Reappointed 27-2-1933	Continuing	Chairman
R. B. Sri Narain, I.S.E.	10-7-1934	12-10-1934	Acting Chairman

EX-OFFICIO TRUSTEE.

R. B. B. Brijendra Swarup, B.A., LL.B., Chairman, Municipal Board.	10-1-1933	Continuing	

ELECTED BY MUNICIPAL BOARD.

L. Ram Narain Garg, B.A.	29-3-1932 Reappointed 29-3-1935	Continuing	
S. Ahmad Hussain, B.A.	24-1-1933 Reappointed 16-12-1934	Continuing	

NOMINATED BY LOCAL GOVERNMENT.

Collector of Cawnpore.	12-5-1925 Reappointed 23-12-1925 Reappointed 1-3-1929 Reappointed 28-2-1932 Reappointed 28-2-1935	Continuing	
Mr. J. M. Lownie.	12-5-1933	21-2-1935	
Mr. A. L. Carnegie.	22-2-1935	Continuing	
K.B. H. Hidayat Husain, C.I.E., M.L.C.	22-2-1932	21-2-1935	
Haji Dildar Khan.	22-2-1935	Continuing	

PRINCIPAL OFFICERS OF THE TRUST.

Chief Engineer. R. B. Sri Narain, I.S.E.,	18-3-1932	Continuing	
Assistant Engineer. Mr. Z. A. Vahidy.	1-5-1934	Continuing	
Land Acquisition and Revenue Officer. Mr. Nand Lal, U.P.C.S.	20-12-1933	2-1-1935	
Land Acquisition Officer B. Anand Swarup.	1-12-1934	Continuing	
Revenue Officer. B. Asharfi Lal Gupta.	13-12-1934	Continuing	

Cawnpore Improvement Trust.

Annual Report for the year 1934-35.

I have the honour to submit herewith the Annual Report of the working of the Cawnpore Improvement Trust for the year ending 31st March, 1935.

The office of Honorary Chairman was held by myself, except during my leave of absence from 10th July, 1934, to 12th October, 1934, when R. B. Sri Narain, I.S.E., the Chief Engineer, acted as Chairman of the Trust.

R. B. Sri Narain, I.S.E., whose services were lent by Government on deputation continued as Chief Engineer of the Trust.

Owing to the considerable increase in Engineering works, the necessity for an Assistant Engineer was keenly felt and Government was pleased to lend the services on deputation of Mr. Z. A. Vahidy, Assistant Engineer, for the post.

The Trust took on deputation from Government also the services of B. Nand Lal, U.P.C.S., as its Land Acquisition and Revenue Officer and he stayed upto 2-1-1935, when he reverted to Government, the Trust having split the post into two.

B. Anand Swarup, a retired Deputy Collector, was appointed Land Acquisition Officer from 1st December, 1934, and B. Asharfi Lal Gupta was appointed Revenue Officer from 13th December, 1934.

B. Lakshmi Narain Dube and B. Jai Prakash Overseers, lent to us by Government with effect from 15-7-1932 still continue in the service of the Trust.

The following changes took place among the members of the Trust, nominated by the Local Government :—

Outgoing Member:	Incoming Member :
Mr. J. M Lownie.	Mr. A. L. Carnegie.
K. B. Hafiz Hidayat Husain, C I.E., M.L.C.	Haji Dildar Khan Saheb.

During the year under report twelve ordinary meetings and one special meeting of the Trust was held with an average attendance of 5·84 out of a total of seven trustees.

Each member attended the following number of meetings :—

Mr. E. M. Souter, C.I.E.	... 10 out of 10
R. B. Sri Narain, I.S.E.	... 3 out of 3
The Collector (Mr. R. F. Mudie) attended 2 meetings and Mr. I. W. Lewys Lloyd 11, ...	... 13 out of 13
B. Brijendra Swarup, Chairman, Municipal Board	... 12 out of 13
Mr. J. M. Lownie	... 5 out of 10
Mr. A. L. Carnegie	... 3 out of 3
S. Ahmad Hussain, B.A.	... 13 out of 13
B. Ram Narain Garg, B.A.	... 13 out of 13
K. B. Hafiz Hidayat Husain, C.I.E., M.L.C.	... 1 out of 10
Haji Dildar Khan Saheb	... 3 out of 3

Special mention is due to Mr. R. F. Mudie and Mr. I. W. Lewys Lloyd, Collectors and Trustees, who took very keen interest in the work of the Trust and gave very valuable assistance.

His Excellency Sir Harry Haig, K.C.S.I., C.I.E., I.C.S., Governor of the United Provinces of Agra & Oudh, was graciously pleased to visit the Trust areas on 23-1-1935, and gave much valuable advice. He was also presented with an address conjointly with the Local Municipal Board, and a copy of His Excellency's reply is given in appendix H.

The Commissioner of Allahabad Division was also kind enough to visit the Trust areas on 15-12-1934 and thus acquired local knowledge of our various schemes and proposals.

Such visits are really very helpful and encouraging and I hope they will be often repeated in future.

INTRODUCTORY.

As I mentioned in my last Report, the year 1933-1934 was a year of considerable advance in the working of the Cawnpore Improvement Trust, but it is very gratifying to note that the year 1934-1935 shows a still greater improvement in all directions.

A large number of Engineering works were constructed and a large acreage of new areas was developed. There was again a phenomenal increase in the area and value of land sold.

The Police Out-post at Nazirbagh Ghusiana was completed and handed over to the Police Department. The Police Station at Sisamau was nearly completed in 1934-35 and has been completed and handed over to the Police Department in June, 1935.

A revised scheme for Raipurwa has been prepared and will be submitted to Government in due course.

There was a large increase in income and the activities of the Trust would appear to have been appreciated by the public of Cawnpore as is evidenced from the speeches delivered by the President of the Upper India Chamber of Commerce and the U. P. Chamber of Commerce in the Annual Meetings, as well as the general attitude of the Municipal Board and the public of Cawnpore towards the Trust.

A certain number of additional staff were engaged during the year but the proportional increase in staff is negligible compared to the increased work in all departments.

INCOME.

The budget provided for an income of Rs. 7,35,470/-, including withdrawals from investments of Rs. 1,80,000/- and "deposit" income of Rs. 75,000/- leaving a net real budgetted income of Rs. 4,80,470/-. The actual income was Rs. 9,97,837/10/2 gross less Rs. 70,581/- received as deposits, that is to say a net real income of Rs. 9,27,256/10/2, against Rs. 5,25,854/- of last year and Rs. 4,48,667/- of 1932-33. Thus there was an increase of Rs. 4,01,403/- in net income over the figures of last year and Rs. 4,78,590/- over 1932-33 figure. Rs. 3,49,466/- were invested in Government securities, and thus our investments increased by Rs. 3,49,466/- instead of being reduced by Rs. 1,80,000/- as anticipated in the budget.

Coming to details, the income from sale of land was Rs. 7,08,850/- as against Rs. 3,46,408/- of last year and Rs. 3,28,637/- of 1932-33.

Income from rent was Rs. 61,984/- compared to Rs. 50,121/- of last year.

Income from temporary lettings was Rs. 14,673/- against Rs. 17,898/- of last year and Rs. 18,896/- of 1932-33.

Income from interest on investments was Rs. 27,359/- against Rs. 24,967/- of last year and Rs. 24,867/- of 1932-33.

The investment account at the end of the year showed a balance of Rs 7,52,701/-. This consisted of Government securities of face value of Rs. 7,83,400/-.

Cash balance at the beginning of the year was Rs. 40,841/- and closing cash balance at the end of the year was Rs. 16,763/-. The balance at the end of the year went down below the expected figure because a cheque of Rs. 50,000/- from the Municipal Board, Cawnpore, was received after the accounts for the year had been closed.

EXPENDITURE.

The total gross expenditure was Rs. 10,21,915/-. Deducting refund of deposits of Rs. 76,901/- and Rs. 3,49,466/- invested in

Government securities, the net actual expenditure was Rs. 5,95,548/- against Rs. 5,31,517/- of 1933-34 and Rs. 4,70,653/- of 1932-33. Of this Rs. 2,88,411/- was spent on engineering works and Rs. 2,01,833/- on land acquisition.

ESTABLISHMENT.

The cost of Establishment was Rs. 62,113/- against Rs. 55,014/- of 1933-34 and Rs. 58,117/- of 1932-33. The percentage cost of establishment works out as follows :—

1.	General Administration and accounts ...	1·03 p. c. of income plus expenditure.
2.	Land Acquisition	3·08 p. c. of value of property acquired.
3.	Sale and land management including collection of dues and enforcement of building byelaws	2·34 p. c. of income from sale and rent.
4.	Engineering	7·16 p. c. of value of engineering work done.

The percentage of cost of establishment is extremely low compared to that of other Improvement Trusts in India. This is partly due to the fact that while the Trust activities considerably increased the increase in staff was very small.

CONTINGENCIES.

Expenditure under contingencies rose to Rs. 18,139/- from Rs. 15,330/- due to rise in Trust activities.

LAND.

Good progress was made in land acquisition of the Gutaiya area and Narainpur in Factory Area.

Expenditure on land acquisition was Rs. 2,01,833/- against Rs. 1,94,116/- of last year and Rs. 1,48,762/- of 1932-33.

Thirty-nine awards were declared by the Land Acquisition Collector during the year under report as detailed below :—

1.	Factory Area Scheme	2.	Area 198·18 acre	Rs.	71,785/15/9
2.	Southern City Extension	1.	,, 8·10 ,,	,,	1,510/ 9/8
3.	Khalasi Lines III B.	26.	Houses on Nazul land	,,	6,472/- /-
4.	Gutaiya	4.	Area 176·69 acre	,,	1,15,675/10/10
5.	Pechbagh Dalelpurwa	3.	,, ·28 ,,	,,	4,731/- /-
6.	Raipurwa	3.	House on land acquired before	,,	993/- /-
		39	383·25 acres.	Rs.	2,01,168/4/3

Compensation paid during the year amounted to Rs. 2,01,832/15/4. The difference is due to the fact that some awards of the previous year were paid during the year under report and some awards of the year under report were left over for payment during the current year.

TRIBUNAL.

The personnel of the Tribunal remained unchanged during the year. Mr. Iftikhar Husain, Additional District Judge, remained the President and Khan Saheb Sheikh Mohammed Ibrahim and Babu Narain Prasad Nigam the members.

They worked throughout the year, as on the expiry of their terms they were reappointed by the Government.

Four references were pending in the Court of the Tribunal at the close of the previous year, 29 were filed during the year and 17 were decided during the year leaving a balance of 16 at the close of the year. In 8 out of 17 decisions, the amount of compensation was contested. In three of these the amount of compensation was enhanced by a total sum of Rs. 1,988/-/10.

Our thanks are due to the President and members of the Tribunal for the work done by them.

NEW SCHEMES.

Three new schemes submitted to Government were sanctioned during the year and also the management of Special Nazul has been transferred to the Trust with effect from 1st April, 1935.

The new schemes sanctioned are :—

1. Nachghar Birhana Scheme.
2. The scheme for extending the New "P" Road to the Mall, and
3. Kotwali Scheme.

SALES.

The total capitalized value of sales sanctioned during 1934-35 amounted to Rs. 15,10,218/- against Rs. 8,15,385/- in 1933-34, Rs. 4,28,874/- in 1932-33 and Rs. 2,37,759/- of 1931-32.

The area sold was 6,86,767 sq. yds. compared to 4,88,000 sq. yds. of 1933-34, 1,80,000 sq. yds. of 1932-33 and 1,56,000 of 1931-32.

All sale deeds could not, however, be registered during the year and the value of sales registered was Rs 7,74,251/- only.

The registration work was very heavy and 459 sale deeds were registered in 1934-35, against 367 in 1933-34, 214 in 1932-33 and 173 in 1931-32. Out of those left unregistered 27 deeds were ready for registration at the close of the year. One hundred and eleven deeds were in course of preparation and 53 awaiting certain payments from purchasers.

ENGINEERING WORKS.

There was increased activity in the engineering branch this year.

188 acres of new land was developed in 1934-35 compared to 106 acres in 1933-34 and 64 acres in 1932-33.

The construction of a large underground storm water drain was taken in hand to drain Factory Area and Sisamau West Area. The drain starts on Kalpi Road near Fazalganj and follows N Road and O Road and joins the Sisamau Nala near MacRobertganj. It is about $1\frac{3}{4}$ miles long and has cost about two lakhs to construct. This will drain about 800 acres of land.

Workmen's quarters are very popular. 42 "D" type and 8 "E" type quarters are being constructed in Khalasi Lines III-B and 18 "D" type quarters are under construction in Debi Din's Compound in Pechbagh Dalelpurwa Scheme. These are in addition to 136 quarters already constructed in Khalasi Lines and 59 quarters constructed in Forbes Compound.

The Trust has its own arrangement for supply of water in the F. W. Area. A new set of pump and motor has been installed this year.

Expenditure on engineering works was Rs. 2,88,411/- against 2,43,746/- of last year and Rs. 2,10,835/- of 1932-33. Adding the indirect expenditure of Rs. 21,569/- being the value of stores etc. used from stock, the total value of engineering works done during the year was Rs. 3,09,980/-, out of this Rs. 1,19,603/- was spent on roads and Rs. 1,02,271/- on sewers and drains and Rs. 40,547/- on new buildings including Workmen's quarters.

FACTORY AREA SCHEME No. I.

This scheme has again been a centre of great activity this year.

The tube well maintained for the supply of water to this area is working satisfactorily and the demand for house connection is increasing every day. A new set of pump and motor has been installed.

The Notified Area Committee has now taken over the scavengingarrangements of this area and lighting of streets is also being arranged.

Several engineering works were carried out during the year, the more important of which are given below :—

(1) The construction of a big underground S. W. drain starting from Kalpi Road and connecting to Sisamau Nala near McRobertganj was taken in hand. This

follows N road and O road up to Benajhabar Road. About 3,000 feet length falls in this scheme out of which about 1,800 feet length was completed during the year.

(2) Construction of an underground S. W. drain on 40 ft. C Road in A and G blocks. About 2,400 feet length was completed out of a total length of 3,950 feet. This will drain 182 acres of land.

(3) Construction of a new 30 ft. road between E and F blocks.

(4) Making formation of roads in G block totalling to 6,000 feet in length.

(5) Constructing a 2 ft. sewer on Kalpi Road 2,600 feet long.

(6) Making formation of a 50 ft. road in Factory Area 3,900 ft. long. One hundred and ninety seven plots worth Rs. 3,93,000/- and covering an area of 3,44,000 sq. yds. were sold. Several new factories are under construction and 416 New Workmen's quarters were constructed by private investors during the year bringing the total of Workmen's quarters already constructed in the area to 2,384.

SOUTHERN CITY EXTENSION SCHEME No. II.

This scheme has got about 4,578 acres area for improvement and is one of the biggest schemes of the Trust.

The area now taken up for acquisition is 678 acres and the proceedings are well in hand.

Practically all of this scheme comes within the Juhi Notified Area (Munshipurwa, Baboopurwa and Juhi) and the Notified Area Committee has made arrangements for scavenging and cleaning. The drainage of these Abadis is so defective that it is impossible to make any substantial improvement without laying new roads and lanes and underground drains.

A rough layout of the roads and lanes with side drains in Munshipurwa and Baboopurwa has been prepared.

A drainage and water supply scheme for the whole area is under consideration. The Superintending Engineer, P. H. D., in his inspection note dated 27-3-35 has suggested to take a sewer from Kalpi Road north of E. I. R. Quarters to Jajmau via G. T. Road and Hardinge Road. This proposed sewer will take sewerage from this scheme as well.

The question of an overhead bridge across the E. I. R. line is under negotiation with the Railway authorities. The proposed road to this bridge would connect directly to Collectorganj via the Harrisganj overbridge.

KHALASI LINES SCHEME No. IIIA.

All the engineering works have been completed and all the plots have been sold.

The construction of the bungalows is going on with good speed and it is expected that most of the area will be built over within two years.

Thirty plots covering an area of 1,02,000 sq. yds. to the value of Rs. 91,800/- were sold and 11 bungalows were constructed during the year.

KHALASI LINES SCHEME No. III B.

In this scheme 8 blocks of Workmen's quarters consisting of 136 quarters in all have been constructed and 4 blocks are under construction. Six blocks were purchased by the Elgin Mills for their workmen and two were sold to the workmen themselves on hire purchase system. As this system is very much appreciated by workmen, further construction of 8 "E" type and 42 "D" type quarters to be sold on hire purchase system is in hand and the work will be completed during 1935-36.

The abadi itself is being improved by constructing brick-paved lanes, and a 20 ft. road besides the 25 ft. main road. This work has progressed well and will be completed in 1935-36.

A 2 ft. combined sewer and S. W. drain has been laid on Khalasi Lines Road.

The 25 ft. road from Gwaltoli Road to Khalasi Lines Road is nearing completion and a 3″ water main has also been laid under this road. The 3 spanned culvert on Sisamau Nala on this road has been completed.

61 plots worth Rs. 23,284/- and covering an area of 12,800 sq. yds. were sold in this scheme during the year.

SISAMAU SCHEME No. IV.

This scheme continues to be the most popular scheme of the Trust and a good deal of work was done during the year.

Roads and lanes in P block and those to the east of 40 ft. road in O block have been completed. Most of the plots in these blocks have been sold and a number of houses are being built. A talkie cinema hall has been completed.

North of 40 ft. road in O block, an area of about 6 acres was reserved for low paid postal employees and concession prices were fixed. Roads and lanes in this area are nearly complete and almost all plots have been sold.

Another area of about 6.5 acres in O block was reserved for Trust employees, for Government servants and Municipal employees on concession prices and nearly all the plots have been sold. Roads and lanes in this area are under construction and will soon be completed.

Construction of 2 ft. circular drains on 40 ft. road and B/1 road (2300ft. in length) has been completed and construction of 40 ft. road is well in hand and will soon be completed.

Water mains to the total length of 4600 ft. have been laid in O block.

Good progress was also made in reclaiming and developing land to the west of B. B. & C. I. Railway siding. This is an old brick kiln area and for years it seemed that it would always lie as waste land. Now there is a good deal of activity there and in a few years it is hoped the place will be full of houses with a big playground and park and a hospital for which plots have been reserved.

In this area a large storm water drain estimated at about 1 lakh of rupees and 4600 ft. in length was constructed on N Road from G. T. Road to Benajhabar Road and has been completed in current year. This drain will take water from about 250 acres of land of Sisamau West and is the largest underground drain in the city. It will connect the storm water drainage of Factory Workmen Area and Sisamau West to Sisamau Nala.

Roads and lanes in Q block, G block and some lanes in Sisamau Abadi have been completed and the sale of the plots is well in hand.

Formation of 60 ft. N Road (about 3300 Rft.) and 50 ft. roads (about 9000 Rft.) has been done and the construction will soon be started. The width of N Road is to be increased to 80 ft.

The new Police Station building at Jaribki-chowki has been practically completed and will soon be handed over to the Police Department.

A new park in D. G. block has been constructed and is being handed over to the Municipal Board.

Eighteen quarters which were attached to Ghosis' quarters were sold to Municipal Board for use of their sweepers.

574 plots covering an area of 1,63,200 sq. yds. to the value of Rs. 5,79,700/- were sold and 429 new quarters, one Municipal School and one Police station were built in the area during the current year.

GUTAIYA SCHEME No. VII.

Most of the area required for the scheme has been acquired by the Trust. Two small abadis (Gutaiya Khurd and Gutaiya Kalan) and a few fields are still to be acquired.

The Trust is providing about 100 plots on very easy terms to the poor people who have been ejected from huts in this scheme.

One storm water drain of 3500 ft. length has been constructed to drain off a portion of this area and a large storm water drain from Benajhabar Road to Nawabganj Road will soon be constructed.

A length of about 4000 ft. of roads has been completed and all plots along these roads have been sold. Another 40 ft. road about 600 ft. long is nearing completion.

The construction of a 60 ft. road about 1½ miles long and a 50 ft. road about 800 ft. long has been started. The former will provide through communication from Bithoor Road and G. T. Road and will connect Khalasi Lines, Gutaiya and Factory Area schemes.

The hollows on the east of Allenganj which were very insanitary have been filled up and levelled and the locality is much improved.

The filling of the hollows near Benajhabar Abadi is also in hand.

It has been decided that a big park with several playgrounds be constructed on the land south of MacRobertganj which has been acquired from the B. I. C.

This will be the biggest park in the City and will provide a much wanted need.

Design and the construction of this large park is to be done by the Improvement Trust and the cost is to be borne by the Municipal Board. The work has been started in current year.

Twenty plots covering an area of 31,325 sq. yds. to the value of Rs. 31,725/- were sold and 96 quarters and one Municipal Primary School were constructed during the year.

NAZIRBAGH GHUSIANA SCHEME No. XIII.

The new police outpost building has been completed and handed over to the police department.

The Municipal Board has now taken over the roads of this area.

Fiftytwo plots covering an area of 9441 sq. yds. to the value of Rs. 60,424/- were sold and 31 new quarters excluding one police outpost were constructed.

DHANKUTTI SCHEME No. XVII.

The main engineering work was completed in 1932-33. One ten feet lane has been constructed this year.

The system adopted by the Trust in this area of allowing rebates on prices if buildings are quickly constructed has been a success.

The area is being built up rapidly and is now nearly entirely covered with buildings of a very good standard. The Board has now taken over the roads of this scheme.

41 plots covering an area of 6855 sq. yds. to the value of Rs. 2,34,800/- were sold and 60 houses were constructed during the year.

PECHBAGH DALELPURWA SCHEME No. XX.

This scheme is a very important internal scheme to improve certain unhealthy ahatas and remove congestion inside the City.

A 50 ft. road has been completed from Hamirpur Road to Latouche Road and another 30 ft. road from Phoolwali Gali to 50 ft. new road is also complete except a portion of about 400 feet length which is well in hand.

The layout of "Forbes Compound" is completed and roads and lanes have been constructed. A number of plots in this compound have been sold.

Certain plots in Debi Din's Ahata have been reserved for poor men's houses and one block of 18 "D" type quarters has been completed.

Eleven plots covering an area of 2910·11 sq. yds. to the value of Rs. 39,968/10/- were sold and 19 quarters were constructed during the year.

CREET'S COMPOUND SCHEME No. XXI.

The Engineering Work of this scheme was completed last year.

The area is now being very rapidly built over and the general standard of building is good.

22 plots covering an area of 10,060·16 sq. yds. to the value of Rs. 38,535/13/- were sold and 145 new quarters were constructed during the year.

RAIPURWA SCHEME No. XXII.

A revised Raipurwa Scheme has been notified by the Trust recently. This includes cleaning up of the extremely dirty area occupied by small tanneries of Bhananapurwa. The construction of

a 50 ft. road from Kalpi Road to the 25 ft. road already constructed is in hand and is nearing completion.

The hollow ground is being rapidly filled in.

One plot measuring 106·95 sq. yds. to the value of Rs. 133/11/- was sold and 71 new quarters and one market were constructed during the year.

EXTENSION OF "P" ROAD SCHEME No. XXIII.

This scheme has been sanctioned by the Government vide G. O. No. 50CL/XI-41 I.T. dated 12-1-1935 and provides for a direct route from "P" Road to Mall Road.

Formation of 60 ft. road has been started and the metalling of the road will be taken up as soon as the small slaughter house is removed and the acquisition of the other properties involved has been completed.

NACHGHAR BIRHANA SCHEME No. XXIV.

This scheme has been sanctioned by the Government vide G. O. No. 2732-II/XI-42 I.T. dated 18-12-1934.

This is a very important scheme as far as the improvement of dirty ahatas and congested areas are concerned. It will provide a direct road from Nayaganj (a most important and busy market in the heart of the City) to the Mall Road near Queen's Park crossing.

The acquisition of the area required for the construction of road has been started.

The scheme will be partly financed from the income of sale proceeds of the Govt. Special Nazul land the disposal and management of which has been transferred to the Improvement Trust.

KOTWALI SCHEME No. XXV.

This scheme has been sanctioned by the Government vide G. O. No. 75CL/XI-47 I.T. dated 19-1-1935 and provides for the construction of (1) Kotwali buildings (2) City D. S. P.'s residence (3) District Board Office (4) Quarters for Tahsil Chaprasis (5) and some additions and alterations in the Old Kotwali building. The outlay is to be met from the sale of the spare land in Old Kotwali and Gillis Bazar and the Old Police Office and police outpost at Hiraman-ka-purwa.

Estimates have been prepared and the construction of chaprasis' quarters, District Board Office and D. S. P.'s residence are well in hand.

HOUSING RESULTS.

The table in appendix E gives the number of houses constructed in Trust areas upto March, 1935, and also the progress made in 1934-35.

There has been a great incentive for private investors to build ahatas in Factory Workmen Area due to the Trust policy of localization of factories. This year three large factories have been added in Factory Area. Every effort has been made to see that sufficient open space is provided for the inhabitants of the ahatas and good sanitary arrangements have been maintained.

The Trust has tried to maintain standard heights in all new areas under construction and standard elevations have been prepared for houses facing important new roads.

Houses built in Dhankutti are a special feature of the year. The Trust policy of giving 15% rebate in Dhankutti encouraged the purchasers to get their houses built within the year, with the result that practically three-fourth of the area has been built according to standard design of the Trust.

Demand for workmen's quarters constructed by the Trust for purchase by the poorer classes on the 12 year hire purchase system continues and the Trust will endeavour to meet the demand by constructing a number of quarters every year. This policy will not involve an excessive outlay of capital and will satisfy to some extent the large demand for these houses.

The total number of new quarters, big and small, constructed in Trust areas is 8,430. This means that roughly speaking about 42,000 persons have been so far accommodated in new houses in Trust areas.

MUNICIPAL BOARD.

The relations between the Trust and the Municipal Board continue to be cordial. The Chairman of the Board, R. B. Brijendra Swarup, and the other two trustees representing the Board have taken a keen interest in Trust matters as is evidenced by a reference to the percentage of attendance at meetings where it is seen that their percentage is practically 100 %.

In my last report I drew attention to a few important matters.

The first of these, namely the problem of water supply in our area, is still very much before us. In fact the position is exactly the same as it was last year.

We applied for a 9" connection to distribute water in the Sisamau west area (an area within Municipal bounds where there is no water supply) but this was refused by the Board.

We are now endeavouring to get a 4" temporary connection for this area but up to the time of submitting this report this too had not been sanctioned.

The area for which this water is required is now being rapidly sold and very soon will be built over. Sewers are provided through the area and the very early provision of sufficient water is essential.

Apart from this particular area under development where there is no water, the supply in other parts of our areas, such as Sisamau, and Khalasi Lines, is entirely inadequate and cannot be improved until the Board carry out the re-distribution scheme which has been before them for so long.

I also repeat what I said last year about the size of the new mains. I quote the paragraph word for word.

> "I would also like to impress upon the Board the necessity when they start the laying of the new mains that these mains be so calculated as to sizes and capacity to ensure that adequate water will be available for the ultimate extension of the mains into the area which is at present extra-Municipal.
>
> "I refer in particular to the area known as our Factory Area on the one side and on the other side to the area on the South of the Canal at Juhi where we shall be developing the Southern City Extension Scheme".

The second outstanding matter in connection with the Municipal Board is the improvement of the Sisamau Nala.

We ourselves are now preparing an engineering scheme for this work and this will be ready soon. We then expect the co-operation of the Board in financing the work.

In this connection it is also essential that the Board proceed without delay with the re-modelling of the Permat Pumping Station as at present the capacity of this station is totally inadequate.

The Trust is also starting on the preparation of a scheme to dispose of the sewerage of the Factory Area and the Juhi Southern City area, as well as the adjoining Municipal areas along the Grand Trunk Road.

A third matter outstanding with the Municipal Board is the problem of the disposal of ghosianas throughout the City. The Trust have put forward recommendations to remove all dairies from the city and suburban areas and to locate them at two or three selected places outside the populated area. Active co-operation of the Board is essential to improve the sanitation of the city in this way.

STAFF.

The area of land acquired and developed every year by the Trust and the area and value of land sold every year has rapidly gone up since 1932. While the area of land developed by the Trust during the first 12 years of the existence was 924 acres, the area developed during the last three years is 358 acres.

The capitalized sales have gone up from 2½ lakhs in 1931-32 to 15 lakhs in 1934-35. Also a number of workmen's quarters have been constructed and are under construction. This gives some idea of the increase in the work to be carried out by the staff.

Again, the area sold in the year under report was 6,86,767 sq. yds. or 141·9 acres and as against this 383 acres of undeveloped land was acquired during the year. It is seen, therefore, that we are acquiring and developing as much as, if not considerably more area than we are selling.

From this can be gauged our financial strength. But it has now become imperative to considerably reorganise and increase our staff and I am shortly putting forward proposals in this respect. I had thought that the boom in the sale of land might fall off during the year 1935-36, but it is obvious from the results up to the end of August that this has not happened as in the first five months of the year 1935-36 Rs. 7,12,000/- worth of land has been sold.

The rapid sale of land not only necessitates quick Engineering work of development and a great increase in office work for preparation of sale deeds etc., but also considerable building activity as, in accordance with the terms of all our sale deeds, building must be constructed within a certain time. As all building plans must be sanctioned by myself or the officer to whom the Trust have delegated this duty and all these plans must be carefully scrutinized first by the Building department, some idea can be formed now of the tremendous increase of work in this department alone.

My thanks are due to Rai Bahadur Sri Narain, Chief Engineer, and Mr. Z. A. Vahidy, Assistant Engineer, for the way they have tackled the job.

Special mention is also due to Rai Bahadur Sri Narain for the way he conducted the Trust affairs as Chairman during my absence for three months in addition to his own executive duties as Chief Engineer.

B. Asharfi Lal Gupta joined the Trust as Revenue Officer towards the end of the year under report. This officer has had considerable experience in Municipal department which ought to be very valuable.

The management of Special Nazul land has been handed over to us and this is a new department which means a considerable increase in work.

The staff as a whole have continued to give good work ungrudgingly.

I have the honour to be,

Sir,

Your most obedient servant,

E. M. SOUTER, C.I.E., M.L.C.,

Chairman,

Cawnpore Improvement Trust.

ACCOUNTS.

Heads of Income	Actuals for 1933-34			Budget Estimate for 1934-35			Actuals for 1934-35			To date		
	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.
1. SALE OF:—												
(a) Land. Old	3,46,407	9	2	1,50,000	0	0	2,16,736	14	1	30,24,277	3	1
(b) Land. New	....			1,50,000	0	0	4,92,113	3	0	4,92,113	3	0
(c) Building	35,200	0	0	10,000	0	0	51,065	0	0	3,72,009	5	0
(d) Other properties trees etc. ..	12,417	4	0	6,000	0	0	9.532	10	0	1,28,078	4	8
(e) Machinery and Stores ..	305	8	0	1,000	0	0	206	0	0	1,24,940	6	8
2. RENT OF:—												
(a) Land	50,121	8	6	45,000	0	0	61,984	6	3	2,41,799	9	4
(b) Buildings	13,475	4	3	16,000	0	0	18,555	8	3	1,94,749	13	5
3. TEMPORARY LETTINGS:—												
(a) Land	9,773	3	2	5.000	0	0	9,343	8	3	1,91,250	13	5
(b) Buildings	8,125	10	9	6,000	0	0	5,329	13	9	1,07,928	12	2
4. RECEIPT BY COMPROMISE ..	872	11	0	1,000	0	0	1,139	3	9	67,652	10	9
5. INTEREST	24,966	8	4	18,700	0	0	27.358	13	0	2,16,998	14	1
6. FEES	48	8	0	100	0	0	210	6	0	1,110	12	0
7. FINES AND RECOVERIES ..	991	9	0	1,000	0	0	1,090	11	0	4,074	11	0
8. MISCELLANEOUS	4,877	10	3	7,000	0	0	8.903	1	7	1,74,784	15	11
9. STAMPS	16,039	14	0	12,000	0	0	21,610	1	0	58,509	5	6
10. LOANS:—												
(a) Obtained by Trust ..	....			....			....			37,50,000	0	0
(b) Repayment of advances given by Trust	2,230	12	0	1,670	0	0	2,077	6	3	40,749	11	6
11. DEPOSITS	1,08,360	15	6	75,000	0	0	70,581	0	0	4,86,408	15	5
12. MUNICIPAL BOARD CONTRIBUTION..	....			....			....			4,95.527	9	6
13. CONTINGENT ASSETS	....			....			....			35,887	13	0
14. SALE PROCEEDS OF SPECIAL NAZUL	....			50,000	0	0	....			1,00,504	4	5
15. WITHDRAWAL FROM INVESTMENT..	26,796	5	3	1,80,000	0	0	....			....		
16. GRANT FROM GOVERNMENT ..	....			....			....			3,79,018	0	0
Total ..	6,61,010	13	2	7,35,470	0	0	9,97,837	10	2	1,06,88,375	1	10
Opening Balance	50,160	5	9	50,630	0	0	40,841	2	5	61,298	1	4
Grand Total ..	7,11,171	2	11	7,86,100	0	0	10,38,678	12	7	1,07,49,673	3	2

"A" **EXPENDITURE**

Heads of Expenditure	Actuals for 1933-34			Budget Estimate for 1934-35			Actuals for 1934-35			To Date		
	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.	Rs.	a.	p.
1. GENERAL ADMINISTRATIONS												
(a) Remuneration and allowances of members and tribunals ..	1,200	0	0	1,200	0	0	893	9	0	3,20,194	12	1
(b) Salaries & allowances of officers	23,377	15	10	28,400	0	0	28,205	3	0	5,54,954	2	8
(c) Pay of clerical & menial staff ..	21,555	10	0	25,100	0	0	22,414	14	0	3,01,133	2	5
(d) Subordinate technical staff & assistants	8,880	11	0	9,700	0	0	9,842	3	0	1,98,713	5	8
(e) Lump sum provision for additional Engineering establishment	....			1,100	0	0	757	5	0	757	5	0
Total of General Administration	55,014	4	10	65,500	0	0	62,113	2	0	13,75,752	11	10
GENERAL CONTINGENCIES.												
2. Stationery and Office Equipment ..	1,885	5	6	3 500	0	0	3,115	14	0	37,327	15	8
3. Provident Fund	1,345	13	0	2,200	0	0	1,225	9	6	53,160	9	2
4. Rents and Taxes	4,785	9	9	6,000	0	0	5,498	8	8	60,096	5	2
5. Legal Expenses	5,266	8	0	6,400	0	0	6,223	11	6	52,593	9	10
6. Fees	1,123	4	0	1,500	0	0	1,220	0	0	25,176	9	0
7. Contingencies	923	4	9	1,200	0	0	855	1	0	26,889	6	1
Total Item 2 to 7 ..	15,329	13	0	20,800	0	0	18,138	12	8	2,55,244	6	11
LAND												
8. Purchase of Land	1,94,116	1	1	2,09,500	0	0	2,01,832	15	4	26,04,472	12	2
9. Compensation	112	0	0	100	0	0	29	0	0	5,782	8	0
10 Commission on sale of land ..	255	10	0	500	0	0	686	10	6	25,002	12	0
Total Item 8 to 10 ...	1,94,483	11	1	2,10,100	0	0	2,02,548	9	10	26,35,258	0	2
ENGINEERING.												
11. Machinery and Plant ..	2,997	14	0	300	0	0	10	0	0	3,86,879	15	4
12. Tools and stores ..	2,236	8	6	2,200	0	0	2,734	13	0	5,76,850	2	1
13. Maintenance of Light Railway ..	....			....			....			1,38,484	6	7
14 WORKS.												
(a) Surveys and Plans.. ..	3,155	10	0	6,000	0	0	5,636	13	6	53,311	0	8
(b) Improvement of Land ..	7,684	15	0	4,000	0	0	3,510	13	0	4,01 662	6	7
(c) Roads	1,29,003	7	6	1,42,318	0	0	1,19,603	0	0	11,67,586	5	7
(d) Sewers and Roads . ..	45,909	6	0	1,03,400	0	0	1,02,270	9	0	8,19,626	13	2
(e) Water supplies	3,707	13	6	26,796	0	0	9,760	14	3	2,29,531	12	9
(f) Buildings	35,716	9	0	76,877	0	0	40,547	1	0	8,21,749	15	10
(g) Repairs	2,692	5	9	1,800	0	0	2,624	2	0	33,979	5	2
(h) Lighting	10,530	8	0	5,775	0	0	1,664	3	0	19,288	10	0
(i) Miscellaneous	109	3	0	234	0	0	48	14	0	4,253	5	7
(j) Contingencies	1	8	0	....			....			2,674	13	11
Total of Engineering ..	2,43,745	12	3	3,69,700	0	0	2,88,411	2	9	46,55,879	1	3
MISCELLANEOUS.												
15. Interest of Government Loans ..	....			....			....			2,16,445	14	1
16. Repayment of Government Loans	....			....			....			8,979	13	0
17. Investments	52,234	10	4	....			3,49,466	12	2	8,53,842	0	6
18. Advances by Trust	15	0	0	1,000	0	0	80	0	0	42,255	4	0
19. Refund of deposits	86,577	14	6	75,000	0	0	76,901	0	0	4,51,370	7	0
20. Miscellaneous	7,122	14	6	7,000	0	0	5,939	14	8	1,28,029	4	11
21. Stamps etc.	15,806	0	0	12,000	0	0	18,315	14	0	57,502	11	0
Total of Miscellaneous ..	1,61,756	7	4	95,000	0	0	4,50,703	8	10	17,58,425	6	6
22. Contingent Liabilities ...	....			....			....			52,350	0	0
Total ..	6,70,330	0	6	7,61,100	0	0	10,21,915	4	1	1,07,32,909	10	8
Closing Balance ..	40,841	2	5	25,000	0	0	*16,763	8	6	*16.763	8	6
Grand Total ..	7,11,171	2	11	7,86,100	0	0	10,38,678	12	7	1,07,49.673	3	2

*Excluding Rs. 7,52,701/6/6 in Government Securities

Rs. 200 permanent Advance in the hand of Cashier.
Rs. 30 ,, ,, ,, Overseer Stores.
Rs. 10 ,, ,, ,, Building Inspector.
Rs. 15 ,, ,, ,, Court Clerk.
Rs. 20 ,, ,, ,,For Trunk Call Deposits

CAWNPORE IMPR

APPENDIX

Statement Showing Incom

of Scheme	SALE AND PREMIUM OF						RENT OF			
	OLD LAND		NEW LAND		BUILDING		LAND		BUILDING	
	During 1934-35	To Date	During 1934-35	To Date	During 1934-35	To Date	During 1934-35	To Date	During 1934-35	To Date
	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
a ..	55,197 4 1	9,12,678 12 4	1,85,252 9 0	1,85,252 9 0	....	....	19,835 5 0	34,477 12 0	37 0 0	220 0 0
ty Expansion ..	.....	13,890 4 0	....	....	....	....	....	....	....	.....
e ..	7,000 2 0	1,49,683 2 4	35,337 13 0	35,337 13 0	....	114 0 0	191 14 9	12,637 2 5	24 0 0	451 0 5
..	3,446 15 0	7,795 3 0	18,977 9 6	18,977 9 6	19,000 0 0	19,000 0 0	331 11 3	10,111 3 1	7,415 0 0	9,675 0 0
..	1,15,350 14 6	14,06,873 14 5	71,453 14 9	71,453 14 9	5,800 0 0	5,800 0 0	37,421 1 9	1,69,504 5 7	7,220 14 3	57,982 5 9
y Expansion ..	....	10,440 3 10	....	....	....	.....	....	....	....	....
re ..	....	....	....	....	....	....	.....	....	....	....
..	3,611 9 0	1,47,202 0 4	10,756 6 0	10,756 6 0	5,685 0 0	5,685 0 0	1,030 11 6	3,400 10 6	77 15 6	145 10 6
..	....	.....	....	....	....	....	....	....	....	278 15 0
Road ..	....	564 0 0	....	....	....	....	....	....	....	.....
..	....	1,31,363 0 0	....	....	12,080 0 0	3,14,910 5 0	2 8 0	12 8 0	1,315 12 0	1,14,564 13 3
l ..	....	9,486 7 9	80 12 0	80 12 0	....	....	....	....	....	....
Beconganj ..	....	30,281 13 6	....	....	....	....	....	148 14 3	....	96 4 0
Ghosiana ..	2,315 5 6	9,195 6 6	12,907 10 0	12,907 10 0	....	....	156 4 0	1,617 8 0	....	....
t of Road ..	.....	....	....	....	....	....	....	....	....	....
..	14,676 15 0	81,285 12 0	1,16,000 12 3	1,16,000 12 3	....	....	....	847 8 0	2,462 1 6	10,963 15 6
School ..	944 8 0	2,507 0 0	....	....	....	....	....	....	....	....
alelpurwa ..	99 15 0	99 15 0	7,003 4 0	7,003 4 0	8,500 0 0	26,500 0 0	....	....	2 13 0	371 13 0
ound ..	12,986 10 0	72,229 4 0	30,878 15 6	30,878 15 6	....	....	3,014 14 0	7,081 5 0	....	....
..	1,106 12 0	1,769 13 0	3,463 9 0	3,463 9 0	....	....	....	272 8 0	....	....
..	.....	7,920 13 6	....	....	....	....	....	....	....	....
Railway ..	....	17,333 3 0	....	....	....	....	....	1,490 12 6	....	....
d ..	.....	11,677 2 7	....	....	....	....	....	197 8 0	....	....
Total ...	2,16,736 14 1	30,24,277 3 1	4,92,113 3 0	4,92,113 3 0	51,065 0 0	3,72,009 5 0	61,984 6 3	2,41,799 9 4	18,555 8 3	1,94,749 13 5
other Sources	.....	....	....	....	....	....	....	....	....	....
and Total ..	2,16,736 14 1	30,24,277 3 1	4,92,113 3 0	4,92,113 3 0	51,065 0 0	3,72,009 5 0	61,984 6 3	2,41,799 9 4	18,555 8 3	1,94,749 13 5

re, }
935. }

OVEMENT TRUST.

"B"

up to 31st March, 1935.

TEMPORARY LETTINGS				BETTERMENT		SALE OF TREES MATERIAL ETC.		TOTAL		
RENT OF LAND		RENT OF BUILDING								
During 1934-35	To Date	During 1934-35	To Date	During 1934-35	To Date	During 1934-35	To Date	During 1934-35	To Date	
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p	Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	
5,668 1 0	1,33,479 0 5	439 0 0	11,519 0 3	1,139 3 9	17,617 11 9	1,198 1 0	21,944 6 0	2,68,766 7 10	13,17,189 3 9	I
....	.....	....	....	....	1,286 0 0	....	.....	....	15,176 4 0	II
30 8 0	4,062 0 0	389 8 0	11,839 11 8	....	....	90 0 0	6,912 12 0	43,063 13 9	2,21,037 9 10	IIIA
3 0 0	241 0 6	78 8 0	171 5 0	....	117 9 0	1,381 0 0	2,685 4 0	50,633 11 9	68,774 2 1	IIIB
973 0 0	35,172 1 7	584 6 3	35,107 10 9	....	21,411 14 0	1,829 7 3	46,335 1 6	2,40,633 10 9	18,49,641 4 4	IV
....	49 2 0	....	....	....	.....	....	....	.....	10,489 5 10	V
....	....	....	....	.....	1,815 8 0	....	....	....	1,815 8 0	VI
2,487 12 9	16,388 3 9	1,345 9 9	5,800 14 9	....	....	2,395 5 9	4,330 4 9	27,390 6 3	1,93,709 2 7	VII
....	....	.....	243 0 0	....	. ..	....	388 0 0	....	909 15 0	VII
....	.....	....	....	....	3,806 5 0	....	....	....	4,370 5 0	VII
....	3 0 0	....	102 8 0	.....	500 0 0	....	3,558 0 5	13,398 4 0	5,64,514 2 8	IX
....	10 0 0	....	69 0 0	....	725 0 0	....	3,878 0 0	80 12 0	14,024 3 9	X
6 4 0	526 14 8	196 2 3	6,285 14 0	....	1,441 0 0	475 0 0	10,152 0 0	677 6 3	48,216 12 5	XII
28 1 0	159 9 0	41 0 0	15,228 2 0	....	....	....	5,699 4 0	15,448 4 6	46,248 7 6	XII
.....	....	....	....	....	....	.....	287 0 0	....	287 0 0	XV
....	205 0 0	64 12 6	12,025 15 9	....	3,931 11 0	....	13,160 8 0	1,33,204 9 3	2,38,421 2 6	XVI
....	....	....	....	....	....	....	....	944 8 0	2,507 0 0	XIX
129 13 0	927 13 0	1,893 0 0	8,533 11 0	....	....	1,710 12 0	7,069 12 0	19,339 9 0	50,506 4 0	XX
....	10 0 0	20 15 6	724 15 6	....	....	26 0 0	1,101 0 0	46,927 7 0	1,12,025 8 0	XX
17 0 6	17 0 6	276 15 6	276 15 6	.....	...	427 0 0	577 0 0	5,291 5 0	6,376 14 0	XX
....	....	....	....	....	....	....	....	....	7,920 13 6	Tan
....	.....	....	....	....	....	....	....	....	18,823 15 6	B.
....	.....	....	....	....	15,000 0 0	....	....	....	26,874 10 7	M/I
9,343 8 3	1,91,250 13 5	5,329 13 9	1,07,928 12 2	1,139 3 9	67,652 10 9	9,532 10 0	1,28,078 4 8	8,65,800 3 4	48,19,859 10 10	
....	....	..	....	....	.....	....	....	1,32,037 6 10	59,29,813 8 4	
9,343 8 3	1,91,250 13 5	5,329 13 9	1,07,928 12 2	1,139 3 9	67,652 10 9	9,532 10 0	1,28,078 4 8	9,97,837 10 2	1,07,49,673 3 2	

BHAWANI SHANKAR

Accountant.

E. M. SOUTER, C.I.E., M.L.C.,

Chairman.

CAWNPORE IMPR

APPENDIX

Direct and Indirect Expenditure classified against the

Serial No.	Name of Scheme	Land		Engineering Work	
		During 1934-35.	To date	During 1934-35.	To date
		Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.
1	Factory Area ..	53,544 9 8	4,35,064 4 11	89,921 8 11	2,39,152 7 1
2	Southern City Expansion ..	2,396 10 2	7,351 0 7	915 0 0	2,911 15 1
3A	Khalasi Lines ..	....	45,167 14 4	445 1 0	4,52,016 11 11
3B	Do. do. ...	3,831 0 0	16,674 13 0	14,578 4 0	81,679 12 11
4	Sisamau ...	467 0 0	5,65,798 6 4	1,16,624 2 6	15,39,468 15 8
5	Western Expansion ..	....	10,440 3 10	....	588 15 11
6	Old Cawnpore ..	......	....	....	603 12 3
7	Gutaiya ..	1,19,379 3 11	3,03,071 1 2	14,568 1 6	49,805 10 4
7A	Water Works ..	....	37,032 4 8	....	66,243 3 7
7B	Store Yard ..	....	1,898 0 0	....	79,305 13 7
8	Benajhabar Road ..	....	....	....	12,039 0 11
9	Civil Lines ..	....	....	2,595 7 0	6,11,766 14 1
10	Talaq Mohal ..	....	38,107 9 1	....	64,024 12 8
11	Bhaironghat ..	....	....	.....	26 12 0
12	Anwarganj Dalelpurwa ...	....	....	....	492 5 2
13	Nazirbagh Beconganj ..	....	49,798 9 2	380 9 9	16,608 6 4
13A	,, Ghosiana ...	1,990 0 0	2,95,950 14 9	17,898 12 9	87,133 10 10
14	Housing Scheme 15/20 ..	.....	....	....	248 3 6
15	Re-alignment of Road 43 ..	....	730 6 0	....	806 13 4
16	Misr-ka-Akhara ..	....	....	....	200 1 8
17	Dhankutti ..	281 0 0	3,65,183 9 3	660 8 6	1,09,463 12 1
18	Nachghar Birhana ..	....	....	....	225 8 10
19	Improvement of Communication etc. ..	....	1,694 11 0	....	3,282 0 9
20	Pechbagh Dalelpurwa ...	17,179 11 10	2,32,771 13 10	17,528 11 4	44,019 12 5
21	Creets Compound ..	603 8 9	1,30,717 3 9	1,842 12 0	65,496 2 8
22	Raipurwa ..	2,160 3 0	64,052 10 6	7,274 3 0	23,618 5 1
23	Extension of "C" Road ..	....	....	....	....
24	Nachghar Birhana ..	....	.....	279 13 6	279 13 6
25	Kotwali Scheme ..	.....	....	153 6 0	153 6 0
	Tanneries ...	......	3,967 4 0	....	38 0 0
	Meston Road ..	....	....	....	446 12 0
	Unclassified Store Issued ..	....	. ..	....	387 12 10
	Preliminary Charges ..	....	....	....	1,128 12 3
				....	....
	Total ..	2,01,832 15 4	26,04,472 12 2	2,85,666 5 9	35,53,664 9 3
	Machinery Tools and Stores ..	....	.....	2,744 13 0	8,07,503 3 11
		2,01,832 15 4	26,04,472 12 2	2,88,411 2 9	43,61,167 13 2
	Establishment ..	....	....	....	....
	Contingencies ..	....	....	....	....
	Legal Expenses ..	6,223 11 6	52,593 9 10	....	....
	Fees ..	.....	....	40 0 0	9,176 9 0
	Compensation ..	29 0 0	5,782 8 0	....	....
	Miscellaneous ..	686 10 6	25,002 12 0	....	.....
	Contingent Liabilities ..	....	....	....	....
	Total ..	6,939 6 0	83,378 13 10	40 0 0	9,176 9 0
	Grand Total ..	2,08,772 5 4	26,87,851 10 0	2,88,451 2 9	43,70,344 6 2
	Closing Balance ..	....	....	....	....

BHAWANI SHANKAR,

OVEMENT TRUST.

"C"

Trust Schemes from January, 1920, *to* 31*st March,* 1935.

Indirect Expenditure		Total		
During 1934-35.	To date	During 1934-35.	To date	
Rs. a. p.	Rs. a. p.	Rs. a. p.	Rs. a. p.	
6,871 14 9	10,347 14 4	1,50,338 1 4	6,84,564 10 4	1
....	....	3,311 10 2	10,262 15 8	2
....	4,561 12 5	445 1 0	5,01,746 6 8	3A
92 7 3	138 9 7	18,501 11 3	98,493 3 6	3B
14,251 2 3	1,58,773 1 11	1,31,342 4 9	22,64,040 7 11	4
....	.....	...	11,029 3 9	5
....	....	...	603 12 3	6
1 12 9	1,349 1 5	1,33,949 2 2	3,53,225 12 11	7
....	....	....	1,03,275 8 3	7A
....	497 10 11	....	81,701 8 6	7B
....	1,767 10 2	....	13,806 11 1	8
....	5,490 14 6	2,595 7 0	6,17,257 12 7	9
....	572 4 5	....	1,02,704 10 2	10
....	....	....	26 12 0	XI
....	....	....	492 5 2	12
....	3,090 13 8	380 9 9	69,497 13 2	13
....	13,219 0 2	19,888 12 9	3,96,303 9 9	13A
....	....	....	248 3 6	14
.....	....	....	1,537 3 4	15
....	....	....	200 1 8	16
5 11 2	9,642 6 10	947 3 8	4,84,289 12 2	17
....	....	....	225 8 10	18
....	225 7 5	....	5,202 3 2	19
342 4 6	351 5 0	35,050 11 8	2,77,142 15 3	20
1 11 8	8,340 14 0	2,448 0 5	2,04,554 4 5	21
1 13 2	2,681 10 9	9,436 3 2	90,352 10 4	22
....	....	....	....	23
....	....	279 13 6	279 13 6	24
....	.....	153 6 0	153 6 0	25
....	....	....	4,005 4 0	
....	....	....	446 12 0	
....	10 5 3	....	398 2 1	
....	73,650 5 4	....	74,779 1 7	
....	....	....	....	
21,568 13 6	2,94,711 4 1	5,09,068 2 7	64,52,848 9 6	
....	....	2,744 13 0	8,07,503 3 11	
21,568 13 6	2,94,711 4 1	5,11,812 15 7	72,60,351 13 5	
62,113 2 0	13,75,752 11 10	62,113 2 0	13,75,752 11 10	
10,695 1 2	1,77,474 4 1	10,695 1 2	1,77,474 4 1	
....	....	6,223 11 6	52,593 9 10	
1,180 0 0	16,000 0 0	1,220 0 0	25,176 9 0	
....	....	29 0 0	5,782 8 0	
1,01,236 12 8	9,04,583 6 0	1,01,923 7 2	9,29,586 2 0	
....	52,350 0 0	....	52,350 0 0	
1,75,224 15 10	25,26,160 5 11	1,82,204 5 10	26,18,715 12 9	
1,96,793 13 4	28,20,871 10 0	6,94,017 5 5	98,79,067 10 2	
....	....	....	*7,69,421 13 6	

*Including Rs. 7,52,701/6/6 in Government Securities.

E. M. SOUTER, C.I.E., M.L.C.,

Chairman.

CAWNPORE IMPROVEMENT TRUST

APPENDIX 'D'

Statement of Loan for 1934-35.

Serial No.	PARTICULARS OF LOAN	Date of Receipt of Loan	Amount	Total	Rate of Interest	No. of Instalments in which payable	Amount of Instalments	Amount of mere Interest	Months when instalments fall due	REMARKS
1	Loan for development of Factory area and Town Expansion Scheme	25th Jan. '21 17th Mar. '21 29th Mar. '21	2,00,000 1,00,000 4,00,000	7 Lakhs	6%	60 Half yearly 60 Half yearly	25,293 25,293	42,000	March and September	Out of these sums has been paid as Interest & 2,16,445 as capital 8,979 2,25,424
2	Do. do. ..	28th Oct. '21 21st Nov. '21 13th Jan. '22	3,00,000 5,00,000 2,00,000	10 Lakhs	6%	10 Yearly	1,35,868	60,000	January	
3	Do. do. ..	18th Mar. '22 13th July '22 22nd Sep. '22 2nd Jan. '23	7,00,000 2,00,000 3,00,000 1,00,000	13 Lakhs	6¼%	15 Yearly	1,36,045	81,250	January	
4	Loan for carrying out certain Schemes ..	21st Mar. '23	..	2 Lakhs	7%	15 Yearly	21,959	14,000	May	
5	General purposes of the Trust and in particular the Dhankutti & Nazir Bagh Schemes	31st Mar. '24	..	2½ Lakhs	7%	30 Yearly	20,147	17,500	March	
6	Do. do. ..	23rd Oct. '25	..	1 Lakh	7%	25 Yearly	8,581	7,000	March	
7	Do. do. ..	2nd Feb. '27	..	1 Lakh	7%	25 Yearly	8,581	7,000	March	
8	To carry out Schemes of the Trust ..	21st Dec. '28	..	1 Lakh	6½	28 Yearly	7,845	6,500	December	
			Total ..	37½ Lakhs	...	...	3,89,612	2,35,250	...	

Dated, Cawnpore,
The 31st March, 1935.

BHAWANI SHANKER,
Accountant.

E. M. SOUTER, C.I.E.,
Chairman.

APPENDIX

Statement showing the number of Houses

No. of Schemes	Houses, Bungalows and Factories 1920-34	Houses, Bungalows and Factories 1934-35	No. of Ahatas 1920-34	No. of Ahatas 1934-35
SCHEME No. I FACTORY AREA.	..	...	..	..
Factory Side	20	4	3	..
Workmen Side—Block A	..	..	..	6
„ B	15	...	33	2
„ C	..	..	4	2
„ D	...	..	3	1
„ E	..	..	4	3
„ F	..	..	..	..
„ G	..	..	..	..
Juhi Khurd	190	10	2	3
Parampurwa	27	5	29	2
Narainpurwa	13	30	8	2
G. T. Road	5	5	5	3
Chauki Jarib	..	1	1	...
SCHEME No. II—SOUTHERN CITY.				
Juhi Kalan	32	11	5	2
Babupurwa	7	..	..	..
Begumpurwa	1	..	..	1
Munshipurwa	5	..	1	..
Dhaknapurwa	4	6	..	..
Gangoopurwa	1	..	..	..
SCHEME No. IIIA KHALASI LINES.	16	11	1	..
SCHEME No. IIIB KHALASI LINES ABADI.	11	2	12	..
SCHEME No. IV SISAMAU				
Block A	53	10	..	..
„ B	72	..	7	..
„ C	231	4	4	..
„ D	110	10	10	1
„ E	35	7	23	1
„ F	382	15	14	1
„ G	..	7	1	2
„ H	140	11	2	2
„ I	90	1	13	1
„ J	69	43	5	..
„ K	94	28	2	3
„ L	28	24	2	2
„ M	131	12	6	1
„ N	..	1	2	..
„ O	1	1	..	..
„ P	..	1	1	2
„ Q	..	5	5	..
Opposite „ Q	..	..	1	..
„ DG	183	16	7	1
„ Deputy-ka-Parao	40	13	2	..
„ Cocolas Mill	12	1	4	1
Ahata of Fahimuddin	3	2	2	..
Ahata of Fakhruddin	..	1	..	1
Muslim School	1	1	..	..
Old Sisamau	20	4	2	..
SCHEME No. VII—GOTAIYA PROPER.	..	10	..	4
Gotaiya Khurd	..	..	..	..
Gotaiya Kalan	2	..	...	..
Ghusramau	27	5	5	..
Allenganj	9	2	..	..
Benajhabar	1	1	3	..
SCHEME No. IX CIVIL LINES.	14	..	..	..
SCHEME No. X TALAQ MOHAL.	315	..	9	..
SCHEME No. XIII NAZIRBAGH GHUSIANA.	8	11	..	..
SCHEME No. XVII DHANKUTTI.	38	60	3	..
SCHEME No. XIX GOVT. SCHOOL.	..	..	..	..
SCHEME No. XX DALELPURWA.	3	5	4	1
SCHEME No. XXI CREET'S COMPOUND.	30	40	2	5
SCHEME No. XXII RAIPURWA.	11	27	8	4
SCHEME No. XXIV NACHGHAR BIRHANA.	..	..	..	..
Total	2500	464	260	60

No. of Quarters		Totals of		Total	Remarks
1920-34	1934-35	1920-34	1934-35		
..	...	..	..	..	
385	..	408	4	412	Includes one factory in Parampurwa.
..	138	..	138	138	
731	56	746	56	802	Includes one bazar with several shops. counted as one quarter.
37	40	37	40	77	
30	16	30	16	46	
63	25	63	25	88	
..	..	..	..	..	
..	..	..	..	..	
42	42	232	52	284	Includes one Mpl. school & one temple.
163	12	190	17	207	
81	12	94	42	136	Includes one hide godown.
157	24	162	29	191	
9	..	9	1	10	Includes one Police Station.
49	83	81	94	175	
..	3	7	3	10	
..	6	1	6	7	
5	8	10	8	18	Includes one Mosque.
..	22	4	28	32	
..	..	1	...	1	
27	18	43	29	72	
268	..	279	2	281	Includes 136 quarters for coolies made by Trust.
..	..	53	10	63	
37	..	109	..	109	
33	..	264	4	268	
57	18	167	28	195	
200	10	235	17	252	
167	12	549	27	576	Includes one Arabic School.
85	9	85	16	101	Includes 85 quarters for Ghosis built by Trust.
13	32	153	43	196	
214	5	304	6	310	Includes one Girls' School.
174	..	243	43	286	
15	16	109	44	153	Includes one Mpl. School.
13	22	41	46	87	
175	8	306	20	326	Includes one High School.
8	..	8	1	9	
..	..	1	1	2	Includes one Talkie house.
13	14	13	15	28	
165	6	165	11	176	
5	..	5	..	5	
102	8	285	24	309	
61	..	101	13	114	Includes one temple.
207	19	219	20	239	
147	14	150	16	166	
..	18	..	19	19	
..	..	1	1	2	
23	...	43	4	47	
...	62	..	72	72	Includes one Primary School.
..	...	..	..	--	
..	..	2	..	2	
33	16	60	21	81	
..	..	9	2	11	
63	..	64	1	65	
..	..	14	..	14	Includes 6 bungalows and one old Trust Office built by Trust.
43	..	358	..	358	New quarters not shown as the area was transferred to Municipal Board.
..	20	8	31	39	Includes one Police outpost and one Municipal School.
51	..	89	60	149	
..	7	..	7	7	
72	14	75	19	94	Includes 59 Qrs. for Sweepers built by Trust in Forbes Compound.
20	105	50	145	195	Includes one Hosiery Factory.
233	44	244	71	315	Includes one Fautory and one Bazar with several shops.
..	3	..	3	3	
4479	987	6979	1451	8430	

2								3					
SALES AS SANCTIONED								SALES AS REGISTERED					
1931-32		1932-33		1933-34		1934-35		1931-32		1932-33		1933-34	
Area	Price	Area	Price	Area	Price	Area	Price	Area	Price	Area	Price	Area	Price
56671·17	59,312 15 0	74345·43	85,608 15 0	169633·21	2,32,134 13 0	343966·92	3,92,789 14 0	22166·31	36,311 14 0	66306·37	75,000 7 0	108584·36	1,38,461 11 0
..	..	..	...	..	..	3920·00	16,200 0 0	..	..	...	..	..	..
9252·49	6,113 12 0	3428·62	2,788 0 0	76133·20	68,875 0 0	102124·00	91,804 14 0	5053·61	4,717 12 0	9923·97	6,156 2 0	9389·60	9,080 0 0
..	..	..	..	25097·24	12,538 10 0	12788·52	23,284 1 0	..	..	..	..	56·33	42 4 0
59437·82	1,53,067 9 0	60831·16	2,17,886 6 0	{ 59579·68 { 24200·00	1,74,713 5 0 15,000 0 0	163182·13	5,79,654 14 0	49472·99	1,70,408 10 0	59598·96	1,83,879 1 0	82176·58	2,42,037 6 0
5645·96	2,183 15 0	4501·20	1,860 0 0	72190·65	36,569 4 0	31325·55	31,725 2 0	3971·94	2,063 15 0	8857·20	3,660 0 0	31956·62	10,569 13 0
..	..	..	..	140·95	1,227 5 0	85·27	877 15 0	..	..	..	..	..	...
726·77	2,180 5 0	..	..	4036·93	26,849 9 0	9441·66	60,424 2 0	...	..	1164·45	4,368 11 0	1145·35	6,872 2 0
..	..	..	..	..	..	..	..	...	..	14743·71	714 7 0	..	..
124·38	2,314 13 0	..	..	3112·24	1,10,045 13 0	6855·75	2,34,818 14 0	256·20	4,648 9 0	241·24	4,544 12 0	1983·01	63,872 15 0
..	..	799·67	6,250 0 0	..	..	..	..	..	..	799·67	6,250 0 0	..	...
...	..	..	..	..	..	2910·11	39,968 10 0	..	..	..	..	..	...
..	..	24922·48	1,04,941 12 0	32746·99	1,36,756 15 0	10060·16	38,535 13 0	..	...	..	..	31486·05	1,29,755 5 0
...	..	..	..	900·14	675 1 0	106·95	133 11 0	2675·14	2,210 14 0	..	..	118·50	122 7 0
165·00	206 4 0	..	..	..	..	..	..	..	...	..	..	..	..
23899·45	12,379 11 0	10547·18	9,539 6 0	..	..	..	..	..	..	..	..	..	..
..	..	..	..	..	..	..	..	..	..	..	..	..	..
155933·04	2,37,759 4 0	179375·74	4,28,874 7 0	487771·23	8,15,385 11 0	686767·02	15,10,217 14 0	83596·19	2,20,381 10 0	161635·57	2,84,573 8 0	266896·40	6,00,813 15

F.

1934-35		4				5				6	
		INCOME FROM NEW SALES				INCOME FROM INSTALMENTS				Total amount of equated instalments due to be received in future on old sales as standing on 1-4-35	
Area	Price	1931-32	1932-33	1933-34	1934-35	1931-32	1932-33	1933-34	1934-35		
107991·64	2,08,394 10 0	24,023 13 0	23,738 14 0	34,984 13 0	1,85,252 9 0	48,885 3 0	54,999 6 9	37,124 7 8	75,032 9 1	5,74,232 0 0	I
40263·96	16,638 0 0	..	..	...	...	..	..	..	..	..	II
65509·40	59,838 0 0	2,370 0 0	2,812 9 0	12,268 2 0	35,337 13 0	6,556 10 0	839 10 2	11,598 14 6	7,192 0 9	1,17,239 0 0	IIIA
21048·63	8,492 6 0	..	..	..	18,977 9 6	..	1,423 2 10	2,659 7 0	3,778 10 3	56,063 0 0	IIIB
97548·98	2,37,699 15 0	20,284 0 0	55,835 15 0	32,507 5 0	71,453 14 9	1,53,773 2 10	1,82,670 8 8	1,64,133 12 6	1,52,772 0 3	11,82,035 0 0	IV
48884·04	29,307 8 0	263 15 0	2,894 8 0	5,708 14 0	10,556 6 0	4,701 5 0	4,446 12 3	2,035 11 0	4,642 4 6	58,360 0 0	VII
...	..	..	..	105 0 0	80 12 0	..	..	..	...	..	X
6717·40	41,811 1 0	...	2,627 7 0	3,865 9 0	12,907 10 0	65 0 0	..	1,605 6 0	2,471 9 6	83,336 0 0	XIII
..	..	..	5,500 0 0	..	..	34,218 12 0	4,700 0 0	17,375 6 0	2 8 0	9,145 0 0	IX
3894·60	1,17,196 0 0	932 5 0	2,000 0 0	19,344 12 0	1,16,000 12 3	4,791 4 0	7,771 7 0	17,019 7 0	14,676 15 0	1,98,029 0 0	XVII
..	..	..	1,562 8 0	..	..	..	...	..	944 8 0	4,722 0 0	XIX
1156·78	11,567 13 0	..	..	18,000 0 0	7,003 4 0	..	..	..	99 15 0	36,032 0 0	XX
10211.59	42,496 15 0	..	12,939 15 0	41,621 5 0	30,878 15 6	..	..	8,835 5 0	16,001 8 0	1,87,498 0 0	XXI
1006·75	808 5 0	...	..	346 6 0	3,463 9 0	1,107 0 0	3,095 3 0	589 3 0	1,106 12 0	1,484 0 0	XXII
..	..	206 4 0	..	..	..	..	..	..	...	..	
..	..	243 15 0	..	...	.. 200 0 0	..	..	..	..	..	
404233·77	7,74,250 9 0	48,324 4 0	1,09,911 12 0	1,68,752 2 0	4,92,113 3 0	2,54,098 4 10	2,59,946 2 8	2,62,976 15 8	2,78,721 4 4	25,08,175 0 0	

BHAWANI SHANKAR,
Accountant.

E. M. SOUTER, C I E., M.L.C.,
Chairman.

CAWNPORE IMPROVEMENT TRUST.

APPENDIX G.

Statement showing area of Nazul land, Municipal land, transferred and acquired land in possession of Trust on 31st March, 1935.

Serial No.	Name of Scheme	Area			Disposed of			Remaining in possession of Trust on 31-3-1935 in acres	Remarks
		Nazul & Municipal land in acres	Acquired land in acres	Total in acres	Sold in acres	Roads & open spaces in acres	Total in acres		
I	Factory Area ..	88.95	966.31	1055.26	457.8156	38.68	496.4956	558.7644	
II	Southern City Expansion ..	..	11.67	11.67	3.06	..	3.06	8.61	
IIIA	Khalasi Line ..	28.77	53.27	82.04	73.02	6.56	79·58	2.46	
IIIB	Khalasi Line ..	52.505	..	52.505	15.51	4.79	20.30	32.205	
IV	Sisamau ..	46.785	365.512	412.297	221.231	102.73	323·961	88.336	
V	Western Expansion ..	..	10.63	10.63	10.63	..	10.63	..	
VII	Gutaiya Area ..	5.92	525.65	531.57	94.02	56.96	150.98	380.59	
IX	Civil Lines ..	32.78	..	32.78	28.5563	0.72	29.2763	3.5037	
X	Talaq Mohal ..	..	0.36	0.36	0.122	0.238	0.36	..	
XIII	Nazirbagh Ghusiana ..	1.167	13.5397	14.7067	3.24	6.034	9.274	5.4327	
XVII	Dhankutti ..	0.96	4.708	5.668	2.639	2.509	5.148	0.52	
XIX	Communication of Roads ..	..	0.41	0.41	0.17	0.24	0.41	..	
XX	Pechbagh Dalelpurwa ..	..	15.65	15.65	0.61	2.97	3.58	12.07	
XXI	Creets Compound ..	..	19.31	19.31	14.11	4.06	18.11	1.20	
XXII	Raipurwa including B. B. & C. I. Land ..	..	36.728	36.728	6.77	2.58	9.35	27.378	
	Tanneries ..	..	7.10	7.10	7.10	..	7.10	..	
	Total ..	257.837	2030.8477	2288.6847	938.6039	229.011	1167·6149	1121.0698	

BHAWANI SHANKER,
Accountant.

E. M. SOUTER, C.I.E.
Chairman.

APPENDIX H.

Reply by His Excellency Sir Harry Haig, K.C.S.I., C.I.E., I.C.S., Governor of the United Provinces of Agra and Oudh, to an Address from the Municipal Board and Improvement Trust, Cawnpore, on January 22, 1935.

It is a great pleasure to me to have this opportunity, so early in my term of office, of meeting the members of the Municipal Board and the Improvement Trust of Cawnpore, and I thank you for the welcome you have so kindly extended to myself and Lady Haig on the occasion of our first visit to your city. Cawnpore is, as you say, the premier industrial and manufacturing town of Northern India, as well as an important trade centre, and this fact gives rise to special responsibilities and special difficulties in attending to the health, convenience and welfare of its large population. I hope during my brief visit here that I may have the opportunity of acquainting myself at first hand with some of your problems. It is clear for instance that the existence of a number of mills and factories and a large industrial population must increase and to some extent complicate the problems with which you are faced. That being so, it is a matter of great satisfaction that the administration of the Board is, and for some years has been, conspicuous for its efficiency and success. One of the chief problems with which the city is faced is the possibility of relieving the congested areas and laying out and developing new areas. The city is fortunate in having an Improvement Trust which has applied itself to these problems with marked success. The work of the Trust in opening up insanitary and congested areas, developing new centres of population on sound lines, and setting an example to private employers in the provision of housing accommodation for workmen has been of a high order, and I am very glad to have the opportunity of congratulating Mr. E. M. Souter, the present Chairman of the Trust, on the recognition of his work, which I believe has been universally approved, by the conferment on him of the C. I. E. only a few weeks ago. The work of the Chief Engineer, Rai Bahadur Sri Narain, has also been of the greatest value. The development of the Sisamau area in particular will remain as permanent evidence of the recent achievements of the Trust. The Sisamau scheme was mainly concerned with a class of persons of moderate means. Cawnpore may however be regarded as a city of workmen, and there is still much room for further provisions of adequate houses for mill and factory workers. I understand that the Improvement Trust has already started on this immense task.

In the Khalasi Lines area they have set up model workmen's quarters; they have also opened up an area known as the Workmen's Settlement Area where workmen's quarters are being put up

by private enterprise, and the system of leasing workmen's quarters at a monthly rental which enables the occupier to become complete owner of the property after twelve years is an experiment the result of which will be watched with much interest. Nothing, one would suppose, would be more likely to make for the contentment of an industrial population than satisfactory housing conditions. The Municipal Board, itself a big employer of labour, particularly in its conservancy department, is alive to these considerations, and it is to be congratulated on the example it is setting in the provision of sanitary quarters for its menial employees. I should like to mention among the activities of the Municipal Board the provision of an excellent system of roads. In these days many authorities, and among them the provincial Government, have been finding difficulty in maintaining their roads in reasonable condition, and the present administration and the late Chairman, Rai Bahadur Babu Vikramajit Singh, are to be congratulated on the success they have achieved in a matter which is of special importance in a commercial and industrial city like Cawnpore.

There are many other features of your administration on which I might comment, but I feel that comment from a new-comer is apt to be formal. When you are good enough to present me with an address and to invite my attention to your problems and to the various schemes which you have under consideration, it is not really possible for me to do more than note them and endeavour to apply my mind to them in future. That I think is the main advantage of my being brought into touch with you so soon. I realise that in the matter of drainage you are faced with a large and urgent problem, and this will certainly engage the most careful attention of the Government. You are also anxious to extend the boundaries of your city---a proposal which appears to give rise to certain difficulties. I cannot attempt to forecast what may be the answer to this question, but I can assure you that it will be a matter of special interest to me.

I thank you again, Gentlemen, for your welcome, and I am glad to feel that in the light of your address I shall be able to view in the next few days your city and its municipal problems with some understanding of what you have achieved and the difficulties that inevitably confront you in dealing with the rapid development of a city of this magnitude and importance.

An extract from the speech given by the President, Upper India Chamber of Commerce, at the dinner given to His Excellency the Governor of the United Provinces on the 24th January, 1935.

We have one grievance with Government and that is that because our Municipality is comparatively well run and solvent, our appeals for assistance from Government fall on deaf ears. We are told we are a rich Municipality, but so would other Municipality be rich if they managed their affairs properly.

Our problem of better water distribution, a matter which is troubling us a great deal, is for the Municipal Board to solve, but the question of the expansion of the drainage system is a very urgent one with which we want Government assistance. Comparisons are odious, but we feel envious of the lakhs of rupees spent by Government on local drainage and sewage scheme in Lucknow, and we feel that at least Your Excellency's Public Health Engineering Department might prepare a survey and scheme free of charge to help us to solve our drainage and sewage problems.

The present Drainage system was completed between 30 and 40 years ago, when the population of the Cawnpore Municipality was about 1,50,000, to-day it is over 2,19,000. Considering this great expansion of the city, the congestion and the inadequacy of our sewer system specially during the rains, can easily be imagined. Those who dwell in western and central Civil Lines frequently have the deplorable state of affairs, caused by the overflow into the Sisamau Nala, brought very forcibly to their notice. Further delay in dealing with this problem will endanger the health of the city, and it is a matter of urgent importance which I hope will have the attention of Your Excellency's Government.

The work of our Improvement Trust is evidence of the growth of Cawnpore, in spite of the slump. Since 1919, when the Improvement Trust was created, 700 acres of land have been developed, 400 of these during the last 4 years. The Trust are fortunate in having as their Chief Engineer Rai Bahadur Sri Narain of the Imperial Service of Engineers.

He has proved himself a sound businessman as well as a capable Engineer. Eight thousand houses have been constructed of which 3,000 are Factories, Bungalows and middle class houses, and 5,000 are pucca built quarters for workmen and the poorer classes. A number of new Factories have been constructed and 4 more are under constuction. There is an ever increasing demand for land which is another index of the expansion of Cawnpore. In 1931-32, Rs. 2,37,700/- was the value of land sold, in 1933-34, the sale value had risen to Rs. 8,25,300/- and for the first 9 months of 1934-35, the sales have been 10,26,000/-.

Time was when it was said of our Improvement Trust that it "improved nothing and no one trusted it". But it is a very different story now. Mr. Souter has earned our admiration and esteem by the way in which he has managed the affairs of the Trust during the last 4 years, without any remuneration and at some loss to his own firm, as they are unable to tender for any Improvement Trust contracts. Gentlemen, I think this is an example of public spirit and devotion to the interests of Cawnpore of which we can be proud, and we are very pleased that Mr. Souter's services have been recognised by the bestowal on him of the honour of a C. I. E.

An extract from the Speech of His Excellency Sir Harry Haig, K.C.S.I., C.I.E., I.C.S., Governor of the United Provinces of Agra and Oudh, at a dinner by the Upper India Chamber of Commerce, Cawnpore, on January 24, 1935.

I have spent some very crowded days in Cawnpore which have given me impressions that I shall not forget. I have had the privilege of seeing something of the work of your Municipality and Improvement Trust, and I am very glad to note what you say about them, and to know that this Chamber of Commerce interests itself so keenly in the efficiency of the Municipal administration. Typical of this practical interest is the work which has been done for the Improvement Trust in the last few years by Mr. Souter, who is a member of your Chamber, and I should like to join with you in congratulating him very warmly on the title of C.I.E. which has been bestowed upon him by His Majesty.

Extract from proceedings of the Forty-seventh Annual General Meeting of the Members of the Upper India Chamber of Commerce, held on Friday, the 22nd February, 1935, at 4 p.m. at the Upper India Chamber of Commerce, Cawnpore.

I dealt fairly fully with Municipal and Improvement Trust matters in my speech on the 24th January last and I need only record here our appreciation of the work done by the Improvement Trust and to congratulate the Chairman, Mr. Souter, on the bestowal on him of his well-earned honour of C.I.E. and to congratulate the Chairman of the Municipal Board, Mr. Brijendra Swarup, on his efforts to improve Municipal affairs. His Excellency has announced that a survey of the drainage system of Cawnpore is to be put in hand by Government without delay, which is a step in the right direction.

Extract from the Address delivered by Rai Bahadur Vikramajit Singh, B.A., LL.B., M.B.E., M.L.C., President, United Provinces Chamber of Commerce, at the 21st Annual General Meeting held on Sunday, the 24th February, 1935, at the Office of the Chamber, Civil Lines, Cawnpore.

While on the one hand Municipal Administration is full of party wrangles, it is gratifying to note that the affairs of the Improvement Trust continue to be ably managed. We are very much indebted to the Improvement Trust for enlarging the area for the settlement of the labouring population and trying to improve certain most congested parts of the city by providing better roads and decent parks wherever possible. Mr. E. M. Souter, R. B. Sri Narain and Staff derserve our congratulations on their excellent work during the year."